

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, February 17, 2011 at 6:00 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business

A. Case: Z09-014
Applicant: Kevin and Shanna Bassit
Address: 13 Fairmount Terrace
Attorney: George R. Wiggs, Esq
Block: 1828 Lot: 36
Zone: R-1 One and Two Family Housing District
For: Convert a two-family house to a three-family house
“d” variances: Use

Listed for dismissal due to lack of prosecution

B. Case: Z09-009
Applicant: Boca Co., LLC
Address: 96-98 Sherman Avenue
Attorney: George Garcia, Esq
Block: 756 Lot: 337&338
Zone: R-1 One and Two Family Housing District
For: Construct a 4-story, multi-family, 9-unit building with 6-on site parking spaces.
“c” variances: # of parking spaces, parking aisle width
“d” variances: Use, Height

Listed for dismissal due to lack of prosecution

C. Case: Z08-057/Z08-061 Minor Subdivision/Preliminary and Final Major Site Plan
Applicant: Cheryl and James Cardinali
Address: 358 7th Street
Attorney: Charles J. Harrington, III, Esq
Block: 471 Lot: L
Zone: R-1 One and Two Family Housing District
For: To subdivide an existing undersized lot with two principal buildings into 2 undersized lots, lot 1 at 1375 sq ft and lot 2 at 500 sq ft. The first lot would continue to house the existing 3-story mixed use building On the second lot, the existing masonry retail building would be converted into a single family house and two stories would be added for a total of 3-stories.
“c” variances: Min lot area, min lot depth, min lot width, front yard setback, rear yard setback, sideyard setback
“d” variances: Expansion of a non-conforming use

Listed for dismissal due to lack of prosecution

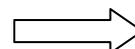
D. Case: Z09-006
Applicant: Diamond Technology
Address: 431 Palisade Avenue
Attorney: Constantine Bardis, Esq
Block: 758 Lot: 8
Zone: R-2 Multi-Family Attached Housing (four stories or less) District
For: To convert an existing commercial space into a Category One Restaurant with a Bar
“c” variances: Max building coverage, max lot coverage, rear yard setback
“d” variances: Use

Listed for dismissal due to lack of prosecution

E. Case: Z09-016
Applicant: Hope Susan Baratt
Address: 880 Summit Avenue
Attorney: Pro Se
Block: 830 Lot: 17.M
Zone: R-1 One and Two Family Housing District
For: Convert two out of three units in an existing multi-family building into a Bed and Breakfast
“d” variances: Use

Listed for dismissal due to lack of prosecution

Cont. on other side



6. Request for Adjournment:

7. Case: Z10-024
Applicant: Kengru Capital, LLC
Address: 190 Christopher Columbus Drive
Attorney: Charles J. Harrington, III, Esq.
Block: 310 Lot: 11.A
Zone: NC Neighborhood Commercial District
For: Preliminary & Final Major Site Plan w/ "c" & "d" Variances to convert a 5-story industrial warehouse formerly used for a moving and storage business into 15 work/live units with 2 ground floor commercial units.
"c" variances: Number and size of signs
"d" variances: Use

8. Case: Z10-036
Applicant: Emad Masoud
Address: 220 Broadway
Attorney: Pro Se
Block: 1604 Lot: 37B.99
Zone: I Industrial District
For: Conversion of a portion of a roughly 1,100 sq ft space within a 52,000 sq ft, 1-story warehouse into a convenience store
"d" variances: Use

9. **MEMORIALIZATION OF RESOLUTIONS**

10. Executive Session, as needed, to discuss litigation, personnel, or other matters.

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON